NEW OWNER:

HIDDEN TRAIL PROPERTIES, LLC
8223 ALAMO ROAD
BRENTWOOD, TN 37027

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 20-1791

Map 90
Group 16
Parcel 184.00

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 506437 **DEEDWARR**
11/02/2020 09:23:14 AM 3 pgs
Fees: $18.00 Taxes: $906.50

20201102-0127555

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Forty-Five Thousand and 00/100 Dollars ($245,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **RYAN LEE JACKSON LANGFORD, TRUSTEE OF THE RYAN LEE JACKSON LANGFORD REVOCABLE TRUST DATED OCTOBER 6, 2016,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **HIDDEN TRAIL PROPERTIES, LLC, a Tennessee limited liability company,** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being Lot No. 517 on the Plan of Charlotte Park, Section 7, as of record in Book 2663, Page 122, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Said Lot No. 517 fronts 75 feet on the southwesterly side of Achievement Drive, and runs back between parallel lines 146 feet to a dead line.

Being the same property conveyed to RYAN L. LANGFORD, TRUSTEE OF THE RYAN LEE JACKSON LANGFORD TRUST, CREATED OCTOBER 6, 2016, by Quitclaim Deed from RYAN LEE JACKSON LANGFORD, dated October 6, 2016, and of record in Instrument No. 20161014-0108950, Register's Office for DAVIDSON County, Tennessee. For further reference to title, see Affidavit of Heirship vesting property in Ryan Lee Jackson Langford, dated March 19, 2015, and of record in Instrument No. 20150319-0023673, Register's Office for DAVIDSON County, Tennessee.

Ryan L. Langford and Ryan Lee Jackson Langford are one and the same person.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY more commonly known as **505 ACHIEVEMENT DRIVE, NASHVILLE, TN 37209**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 2663, Page 122, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 29th day of October, 2020.

Trustee

RYAN LEE JACKSON LANGFORD, TRUSTEE

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **RYAN LEE JACKSON LANGFORD, TRUSTEE OF THE RYAN LEE JACKSON LANGFORD REVOCABLE TRUST DATED OCTOBER 6, 2016**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of October, 2020.

NOTARY PUBLIC

My commission expires: 

****

The actual consideration or value, whichever is greater, for this transfer is **$245,000.00.**

AFFIANT

Sworn to and subscribed to before me this 29th day of October, 2020.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022